

FIT-18.50
4445.00

11635,000

Prepared by and Return to:
Willie Winborne, an employee of
First International Title, Inc.
4701 SW College Road, Suite 103
Ocala, FL 34474

File No.: 99361-53

WARRANTY DEED

This indenture made on April 5, 2017, by **Charles D. Oxford and Susan D. Oxford f/k/a Susan K.**

Souder, husband and wife whose address is: 110 SE 2nd PL Crystal River FL 34429 hereinafter

called the "grantor" to **Mari Beth Hubbard Stewart a married woman** whose address is: 110 SE 2nd PL Crystal River FL 34429 hereinafter

called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or Individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **Citrus County, Florida**, to-wit:

Lot 22, SPRINGDALE ADDITION TO SPRINGS O' PARADISE, according to the Plat thereof as recorded in Plat Book 5, Page 38, Public Records of Citrus County, Florida.

Parcel Identification Number: 1077532

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2016.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Charles D. Oxford

Charles D. Oxford

Susan D. Oxford

Susan D. Oxford f/k/a Susan K. Souder

Signed, sealed and delivered in our presence:

Willetta D. Winborne

Witness Signature

Print Name: Willetta D. Winborne

Lisa J. VanDeBoe

Witness Signature

Print Name: Lisa J Van De Boe

State of FLORIDA

County of CITRUS

The Foregoing Instrument Was Acknowledged before me on the 5th day of April 2017, by **Charles D. Oxford and Susan D. Oxford f/k/a Susan K. Souder, husband and wife** who is/are personally known to me or who has/have produced the following as Identification: FL/DL

Willetta D. Winborne

Notary Public

Printed Name:

My Commission expires:

